



# DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR  
SHEILA A. DILLON, CHIEF AND DIRECTOR

Patrick Harrington, Chairman  
Michael Hatfield, Commissioner  
John Walsh, Commissioner

August 1, 2013

RECEIVED  
CITY CLERK'S OFFICE  
2013 JUL 30 P 2:32  
BOSTON, MA

Location:  
Public Facilities Commission  
26 Court Street, 11<sup>th</sup> Floor, Conf. Rm. 11A  
Boston, MA 02108

Meeting Time: 2:30 p.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its August 1, 2013 meeting:

**VOTE 1**  
**Thomas**  
**Gannon**

**TENTATIVE DESIGNATION AND INTENT TO SELL TO RYHNO DEVELOPMENTS LLC:** Vacant land located at 24 Bradshaw Street and 36 Gleason Street, Dorchester.

**Purchase**  
**Price**  
**\$79,700.00**

Ward: 14  
Parcel Numbers: 02674000 and 02677000  
Square Feet: 11,766 (total)

Use: New Construction-Housing  
Estimated Total Development Cost: \$917,858.00  
Assessed Value: \$159,400.00 (total)  
Appraised Value: N/A  
DND Program: Neighborhood Housing  
RFP Date: 5/15/2013

**VOTE 2**  
**Thomas**  
**Gannon**

**AMENDMENT TO THE VOTE OF AUGUST 9, 2012 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 24 MONTHS TO THE COMMUNITY BUILDERS, INC.:** Vacant land located at 1-8 Quincy Terrace, 281A Blue Hill Avenue, 287-293 Blue Hill Avenue, 295-297 Blue Hill Avenue, 299 Blue Hill Avenue, 309-309B Blue Hill Avenue, 46 Holborn Street and 48 Holborn Street, Dorchester.

**Time**  
**Extension**

1. TD – 8/9/2012 = 12 months
2. TD extension for an additional 12 months – 8/9/2013 through 8/9/2014 (expires) = 24 months

TD total time is 24 months



Ward: 12  
Parcel Numbers: 02882000, 02883000, 02884000,  
02885000, 02885001, 02888000, 02891000 and 02890000.  
Square Feet: 30,976 (total)

Use: Mixed use  
Estimated Total Development Cost: \$14,816,937.00  
Assessed Value: \$233,200.00 (total)  
Appraised Value: N/A  
DND Program: Neighborhood Housing  
RFP Date: 5/16/2011

**VOTE 3**  
**Christine**  
**O'Keefe**

**CONVEYANCE TO THE BOSTON REDEVELOPMENT AUTHORITY:**  
Vacant lands located at 14 North Avenue and 16 North Avenue, Roxbury.

**Purchase**  
**Price**  
**\$1.00**

Ward: 08  
Parcel Numbers: 03159000 and 03158001  
Square Feet: 6,593 (total)

Use: New Construction-Housing  
Estimated Total Development Cost: N/A  
Assessed Value: \$45,900.00 (total)  
Appraised Value: N/A  
DND Program: Neighborhood Housing

**VOTE 4**  
**Christine**  
**O'Keefe**

**CONVEYANCE TO THE BOSTON REDEVELOPMENT AUTHORITY:**  
Vacant lands located at 50 Judson Street and 52 Judson Street, Dorchester.

**Purchase**  
**Price**  
**\$1.00**

Ward: 13  
Parcel Numbers: 00289000 and 00288000  
Square Feet: 3,815 (total)

Use: Landscaped Space  
Estimated Total Development Cost: N/A  
Assessed Value: \$27,000.00 (total)  
Appraised Value: N/A  
DND Program: Neighborhood Housing

**VOTE 5**  
**Christine**  
**O'Keefe**

**CONVEYANCE TO THE BOSTON REDEVELOPMENT AUTHORITY:**  
Vacant lands located at Miller Park (Lot 1) Miller Park (Lot 2), Roxbury and 483  
Dudley Street, 485 Dudley Street, Dudley Street (Lot 1) and Dudley Street (Lot 2),  
Dorchester.

**Purchase**  
**Price**  
**\$1.00**

Ward: 08  
Parcel Numbers: 03122000, 03123000, 03128000,  
03129000, 03126000 and 03127000  
Square Feet: 14,031 (total)

Use: Commercial  
 Estimated Total Development Cost: N/A  
 Assessed Value: \$131,000.00 (total)  
 Appraised Value: N/A  
 DND Program: Neighborhood Housing

**VOTE 6**  
**Christine**  
**O'Keefe**

**CONVEYANCE TO THE BOSTON REDEVELOPMENT AUTHORITY:**  
 Vacant lands located at 32 West Cottage Street, 34 West Cottage Street, 36 West Cottage Street, 38 West Cottage Street, 40 West Cottage Street, 42 West Cottage Street, 44 West Cottage Street, West Cottage Street, 1 Gouldville Terrace, 2 Gouldville Terrace, 3 Gouldville Terrace, 5 Gouldville Terrace and 7 Gouldville Terrace, 83 Brook Avenue, 85 Brook Avenue, 87 Brook Avenue, Brook Avenue, 1 Victor Street, 3 Victor Street, 5 Victor Street, Dorchester.

**Purchase**  
**Price**  
**\$1.00**

Ward: 13  
 Parcel Numbers: 00089000, 00119000, 00118000,  
 00117000, 00116000, 00114000, 00113000, 00115000,  
 00096000, 00093000, 00095001, 00095000, 00094000,  
 00091000, 00092000, 00097000, 00090000, 00098000,  
 00099000, 00100000  
 Square Feet: 56,192 (total)

Use: Garden  
 Estimated Total Development Cost: N/A  
 Assessed Value: \$427,000.00 (total)  
 Appraised Value: N/A  
 DND Program: Neighborhood Housing

**VOTE 7**  
**Sheila Dillon**

**DELEGATION OF AUTHORITY TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT TO ACT AS THE AWARDDING AUTHORITY TO PERFORM DEMOLITION WORK LOCATED AT 150 RIVER STREET, MATTAPAN.**

**Delegation of**  
**Authority**

**VOTE 8**  
**Sheila Dillon**

**TO ACCEPT AND EXPEND INTEREST INCOME FROM SECTION 108 LOAN GUARANTEE PROGRAM:** These funds will be used by the Department of Neighborhood Development through the United States Department of Housing and Urban Development for various City of Boston programs and activities that are not otherwise eligible for receipt of Community and Development Block Grant funds.

**\$1,443,303.65**

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
August 1, 2013**

**VOTE 1:** That Ryhno Developments LLC, a Massachusetts limited liability company, with an address of 15 Greenock Street, Dorchester, MA 02124 be tentatively designated as developer of the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
24 Bradshaw Street	14	02674000	6,266
36 Gleason Street	14	02677000	5,500

in the Dorchester District of the City of Boston containing approximately 11,766 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to Ryhno Developments LLC, or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

**VOTE 2:** That the vote of this Commission at its meeting on August 9, 2012, regarding the tentative designation and intent to sell the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
1-8 Quincy Terrace	12	02882000	10,380
281A Blue Hill Avenue	12	02883000	3,534
287-293 Blue Hill Avenue	12	02884000	3,619
295-297 Blue Hill Avenue	12	02885000	1,661
299 Blue Hill Avenue	12	02885001	2,690
309-309B Blue Hill Avenue	12	02888000	3,432
46 Holborn Street	12	02891000	3,780
48 Holborn Street	12	02890000	1,880

in the Dorchester District of the City of Boston containing approximately 30,976 total square feet to The Community Builders, Inc. (or nominee);

be, and hereby is, amended as follows:

By deleting the figures and word: "12 months" and substituting in place thereof the following figures and word: "24 months" wherever such may appear.

- VOTE 3:** Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, § 12) the Public Facilities Commission does hereby vote to sell to the Boston Redevelopment Authority, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B as amended, with offices at One City Hall Square, Boston, MA 02201-1007 the vacant land located at

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
14 North Avenue	08	03159000	3,800
16 North Avenue	08	03158001	2,793

in the Roxbury District of the City of Boston containing approximately 6,593 total square feet of land, subject to such terms, conditions and restrictions as the Director of the Department of Neighborhood Development deems appropriate;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Boston Redevelopment Authority in consideration of ONE DOLLAR (\$1.00).

- VOTE 4:** Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, § 12) the Public Facilities Commission does hereby vote to sell to the Boston Redevelopment Authority, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B as amended, with offices at One City Hall Square, Boston, MA 02201-1007 the vacant land located at

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
50 Judson Street	13	00289000	2,011
52 Judson Street	13	00288000	1,804

in the Dorchester District of the City of Boston containing approximately 3,815 total square feet of land, subject to such terms, conditions and restrictions as the Director of the Department of Neighborhood Development deems appropriate;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Boston Redevelopment Authority in consideration of ONE DOLLAR (\$1.00).

**VOTE 5:** Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, § 12) the Public Facilities Commission does hereby vote to sell to the Boston Redevelopment Authority, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B as amended, with offices at One City Hall Square, Boston, MA 02201-1007 the vacant land located at:

<b>ADDRESS</b>	<b>WARD</b>	<b>PARCEL</b>	<b>SQUARE FEET</b>
Miller Park (Lot 1)	08	03122000	1,239
Miller Park (Lot 2)	08	03123000	1,232
483 Dudley Street	08	03128000	2,160
485 Dudley Street	08	03129000	2,400
Dudley Street (Lot 1)	08	03126000	3,800
Dudley Street (Lot 2)	08	03127000	3,200

in the Dorchester District of the City of Boston containing approximately 14,031 square feet of land, subject to such terms, conditions and restrictions as the Director of the Department of Neighborhood Development deems appropriate;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Boston Redevelopment Authority in consideration of ONE DOLLAR (\$1.00).

**VOTE 6:** Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, § 12) the Public Facilities Commission does hereby vote to sell to the Boston Redevelopment Authority, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B as amended, with offices at One City Hall Square, Boston, MA 02201-1007 the vacant land located at:

<b>ADDRESS</b>	<b>WARD</b>	<b>PARCEL</b>	<b>SQUARE FEET</b>
32 West Cottage Street	13	00089000	1,846
34 West Cottage Street	13	00119000	1,741
36 West Cottage Street	13	00118000	1,930
38 West Cottage Street	13	00117000	1,516
40 West Cottage Street	13	00116000	1,349
42 West Cottage Street	13	00114000	1,325
44 West Cottage Street	13	00113000	3,848
West Cottage Street	13	00115000	2,470
1 Gouldville Terrace	13	00096000	3,637
2 Gouldville Terrace	13	00093000	2,386
3 Gouldville Terrace	13	00095001	1,685
5 Gouldville Terrace	13	00095000	1,657
7 Gouldville Terrace	13	00094000	2,593
83 Brook Avenue	13	00091000	2,776

85 Brook Avenue	13	00092000	2,278
87 Brook Avenue	13	00097000	1,985
Brook Avenue	13	00090000	14,300
1 Victor Street	13	00098000	1,683
3 Victor Street	13	00099000	2,623
5 Victor Street	13	00100000	2,564

in the Dorchester District of the City of Boston containing approximately 56,192 total square feet of land, subject to such terms, conditions and restrictions as the Director of the Department of Neighborhood Development deems appropriate;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Boston Redevelopment Authority in consideration of ONE DOLLAR (\$1.00).

**VOTE 7:** WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

WHEREAS, the Department of Neighborhood Development has acted in the past as the awarding authority for demolition work on buildings in its inventory; and has the capacity and staff to continue to do the same;

NOW, THEREFORE BE IT VOTED: that the Public Facilities Commission does hereby delegate to the Director of the Department of Neighborhood Development, the power and authority to act as the awarding authority to perform demolition work located at 150 River Street, (Ward 18 Parcel Number 00041000) in the Mattapan District of the City of Boston containing approximately 42,120 square feet of land and building; and do so in compliance with all applicable public bid laws, City ordinances and requirements.

**VOTE 8:** WHEREAS, the City of Boston's Department of Neighborhood Development, acting by and through the Public Facilities Commission, seeks to receive interest income totaling \$1,443,303.65 from Section 108 loans; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) confirmed, in a letter dated May 30, 2013, that such interest income falls outside both the definition of Community and Development Block Grant program income at 24 CFR 570.500(a)(1) and the restriction on miscellaneous revenue at § 570.500(a)(4); and

WHEREAS, the City of Boston's Department of Neighborhood Development intends to expend the funds on City of Boston programs and activities that are not otherwise eligible for CDBG funds; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section 3(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the aforementioned interest income and expend the same, without further appropriation on City of Boston programs and activities that are not eligible for CDBG funds.